

WARRANTY DEED

We: REGINALD E. BIZIER and DOLLIS H. BIZIER, of Vassalboro,
County of Kennebec, in the State of Maine

TRANSFER
TAX
PAID

028803

(Being married), for consideration paid,

grant to R. MONIQUE STUDHOLME, GENEVIEVE C. GOSSELIN, ALICE
MARIE KING, and DENISE T. DELAWARE, China, Waterville,
Fairfield, and Oakland in the Counties of Kennebec and Somerset,
State of Maine,

with WARRANTY COVENANTS

A certain lot or parcel of land situated in WATERVILLE,
County of Kennebec and State of Maine, more particularly
described as follows, to wit:

Being Lot #2 on Ashley Terrace (the metes and bounds as
shown on said plan which relate to the above described Lot are
incorporated herein by reference), all as shown on a Final
Subdivision Plan of Property of Reginald E. & Dollis H. Bizier,
Upper Main Street, Waterville, Maine as surveyed by K & K Land
Surveyors, Inc. Oakland, Maine, which plan is recorded in
Kennebec Registry of Deeds File E-87032 and as approved by the
City of Waterville Planning Board on February 23, 1987.

THIS CONVEYANCE IS MADE SUBJECT, to the following
restrictions which shall be binding upon the said Grantee and
all persons and others claiming or holding under or through said
Grantee and said restrictions shall be deemed as covenants
running with the title of said land, viz:

1. That no house for more than one family shall be built
upon said lot and that no dwelling house costing less than
\$75,000, exclusive of landscaping and other improvements, shall
be built upon said lot.
2. Any wall of any residence or other outbuildings,
including garages, but excluding bay windows and steps, erected
on said lot shall not be erected nearer than 65 feet from the
street line on which said residence faces, nor nearer than 45
feet from the said lines of said lot.
3. Said lot shall be used for residential purposes only,
excepting home professions such as Doctor, Lawyer, Engineer,
Contractor, Architect, Teacher, Artist, Realtor, Insurance Agent,
or other similar professional persons, providing a service,
shall be allowed. The sale of goods is permitted only when
incidental to the providing of a service.
4. Signs will be permitted only at homes where a home
profession exists. No sign will be larger than 16" x 24" for
identification of home professions.
5. No more than one residence and the outbuildings
thereof, such as a garage, shall occupy said lot or any part
thereof.
6. Said lot shall not be subdivided or sold or leased in
parcels.
7. Said lot or any buildings at anytime situated on said
lot shall not be used for business or manufacturing purposes,
except as noted in Section 3.
8. No placards or advertising signs, other than as noted
or relative to the sale or leasing of said lot shall be erected
or maintained on said lot or in any building thereon.
9. No fences or construction of any kind, other than a
dwelling, garage or appurtenances shall at any time be erected
in any position to interfere with the view from residents on
adjoining lots.
10. No cows, horses, goats, swine, hens or any other
animals other than domestic pets shall be kept or maintained on
said lot or any buildings thereon.

WEST: *James Paul Jones*
REGISTER OF DEEDS

